

11600 Wilshire Blvd

Los Angeles, CA 90025

CLASS A MEDICAL OFFICE



COMMERCIAL
ASSET GROUP

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PROPERTY HIGHLIGHTS

SUITES	SPACE SIZE	NOTES
14 (LL)	±2,286 RSF	Available Now
114 (G)	±1,131 RSF	Available Now
218	±1,091 RSF	Available Now
408/410	±2,520 RSF	Available Now
412	±1,610 RSF	Available Now
508	±732 RSF	Available Now
512	±1,445 RSF	Avail 2/1/26 (2nd Gen Medical Space)
522	±1,323 RSF	2nd Gen Space, Good Condition
524	±1,113 RSF	Available Now (Shell Condition)

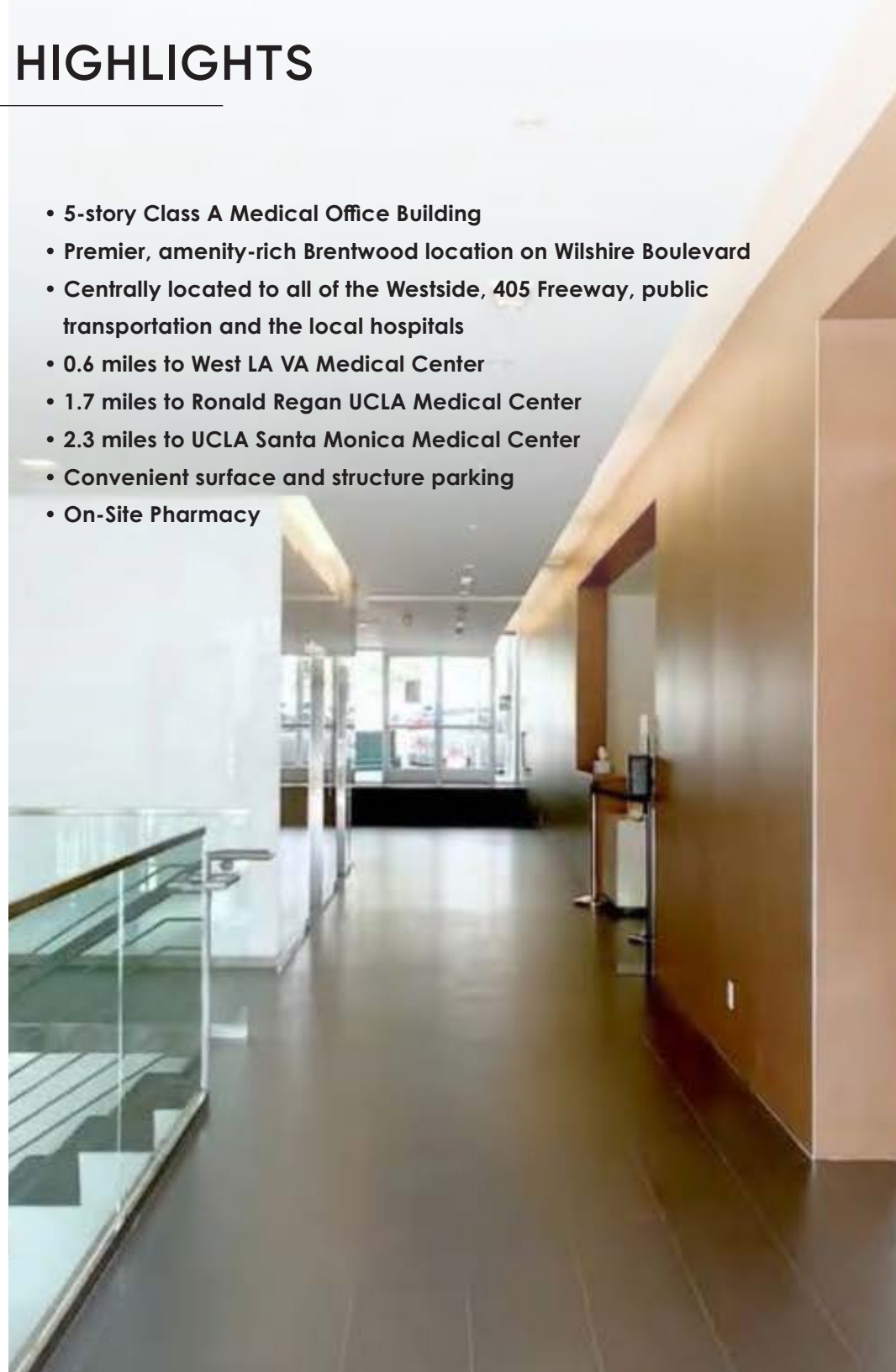
RENTAL RATE

SUITE 14: \$2.25 PSF/Mo, FSG

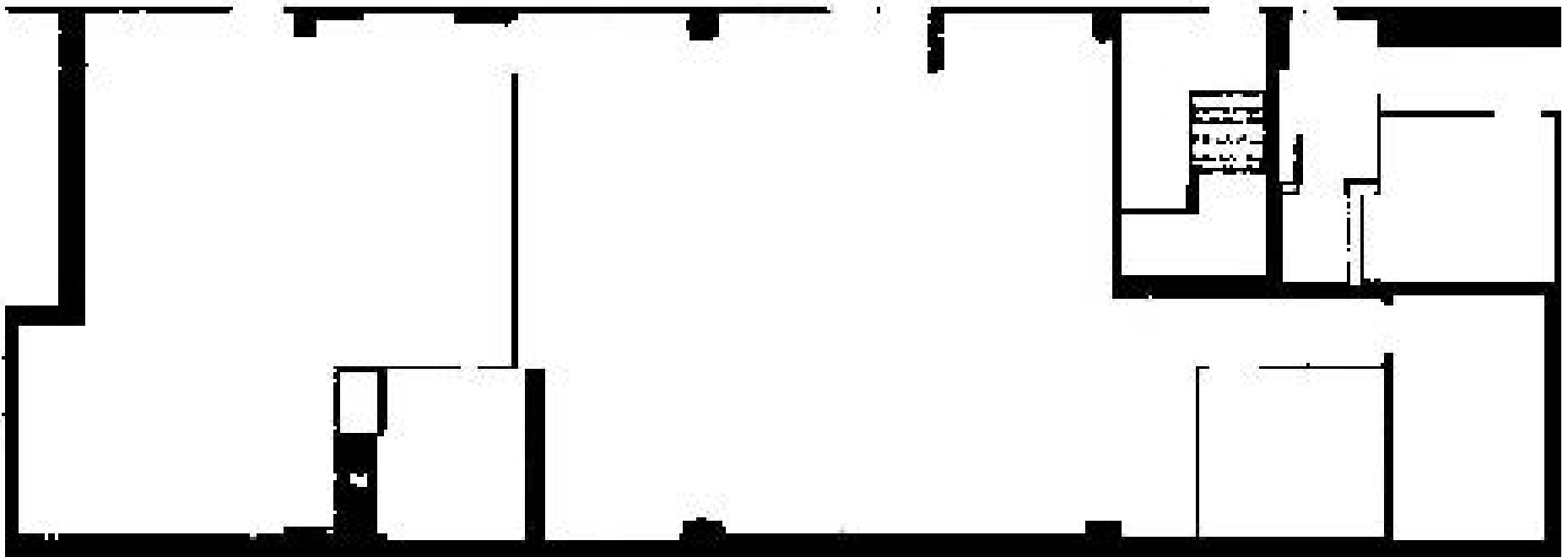
SUITE 522: \$3.95 PSF/Mo, FSG

ALL OTHER SUITES: \$4.50 - \$4.75 PSF/Mo, FSG

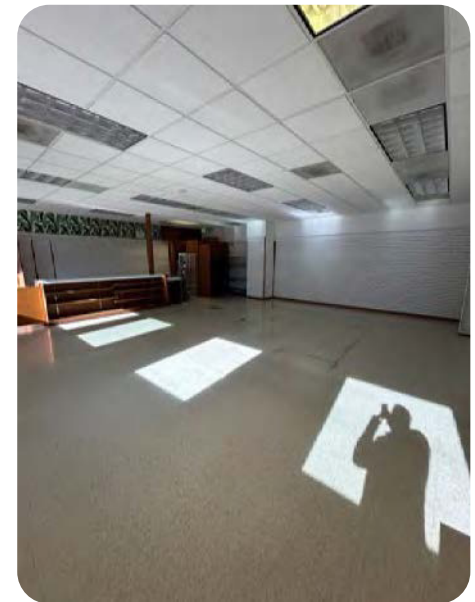
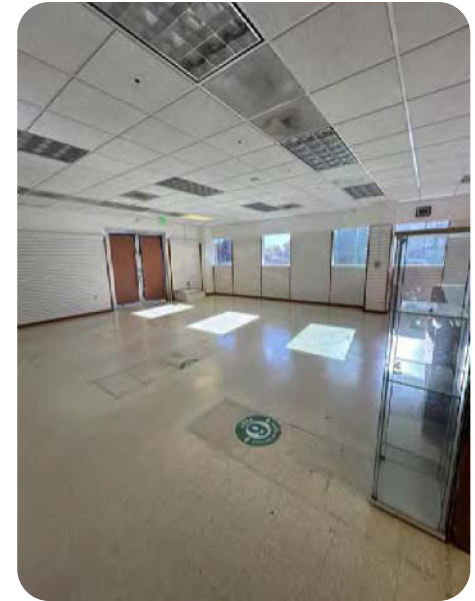
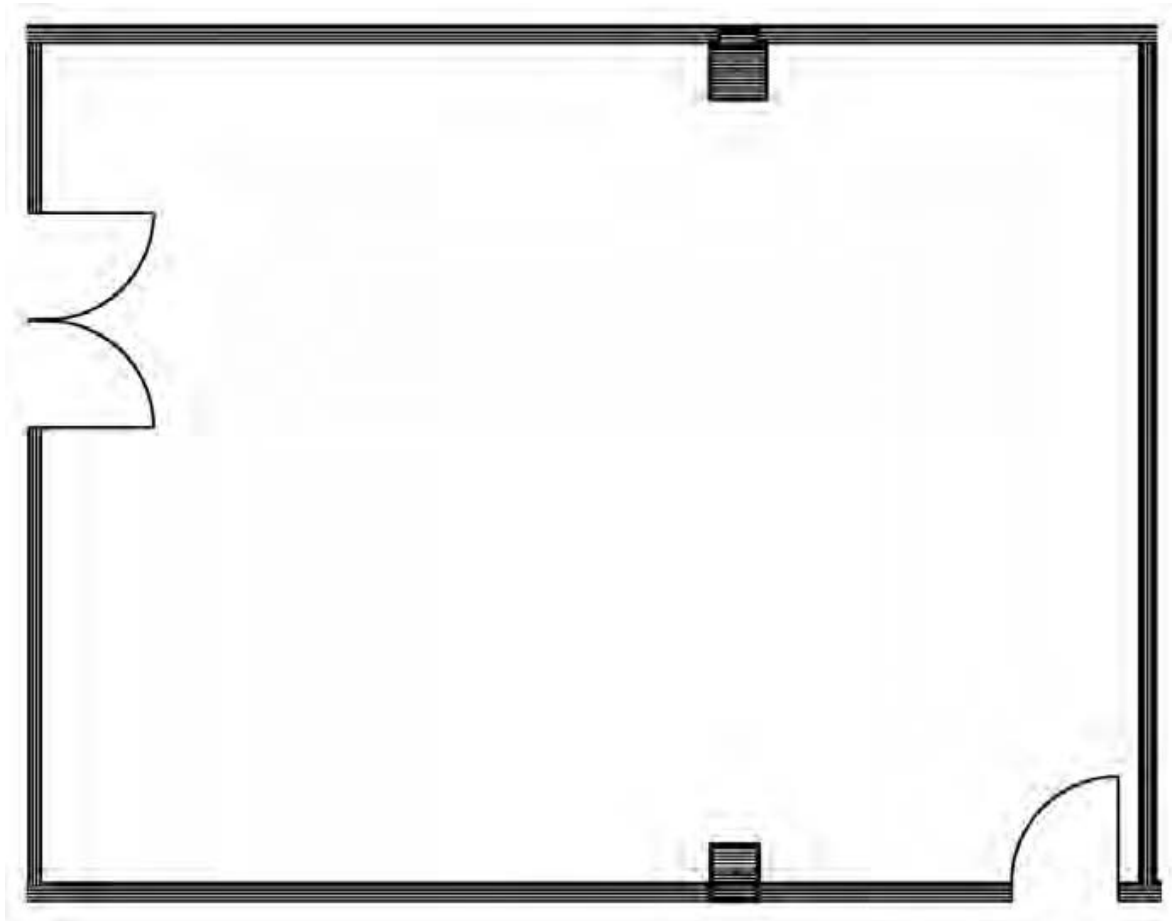
- 5-story Class A Medical Office Building
- Premier, amenity-rich Brentwood location on Wilshire Boulevard
- Centrally located to all of the Westside, 405 Freeway, public transportation and the local hospitals
- 0.6 miles to West LA VA Medical Center
- 1.7 miles to Ronald Regan UCLA Medical Center
- 2.3 miles to UCLA Santa Monica Medical Center
- Convenient surface and structure parking
- On-Site Pharmacy



SUITE 14: $\pm 2,286$ RSF

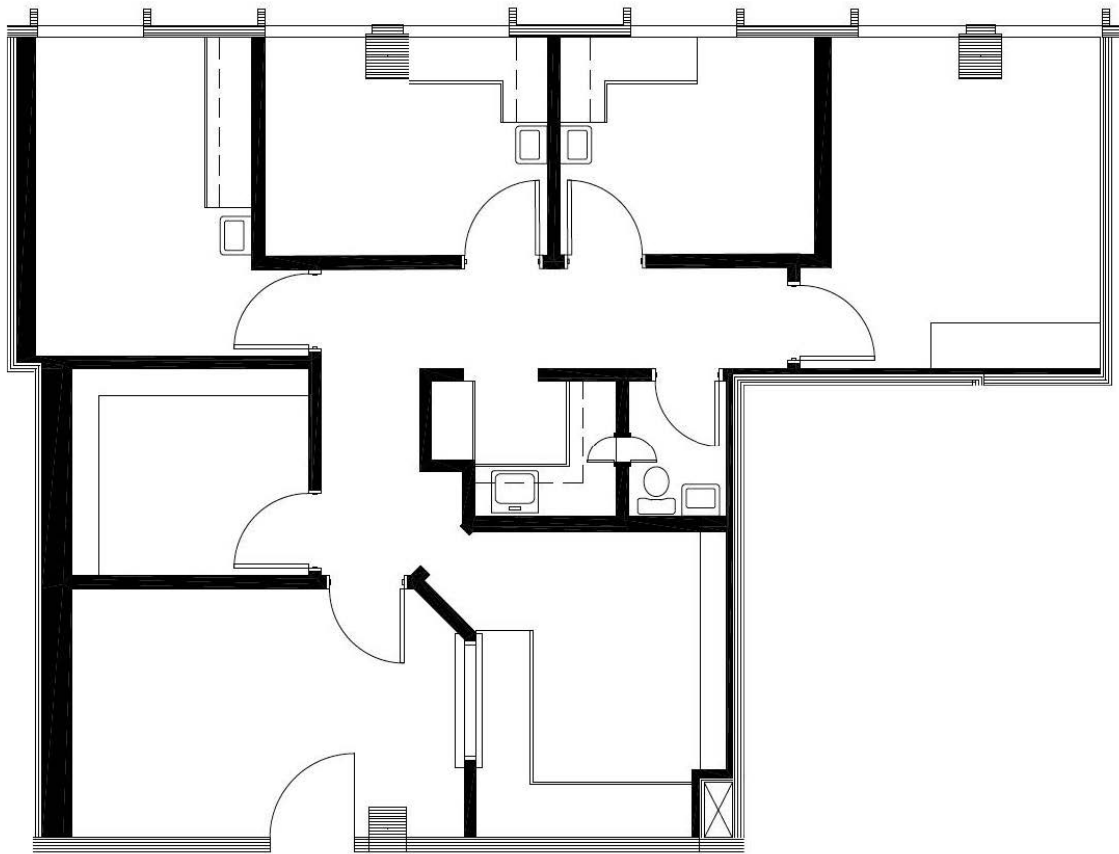


SUITE 114: ±1,131 RSF (Retail)

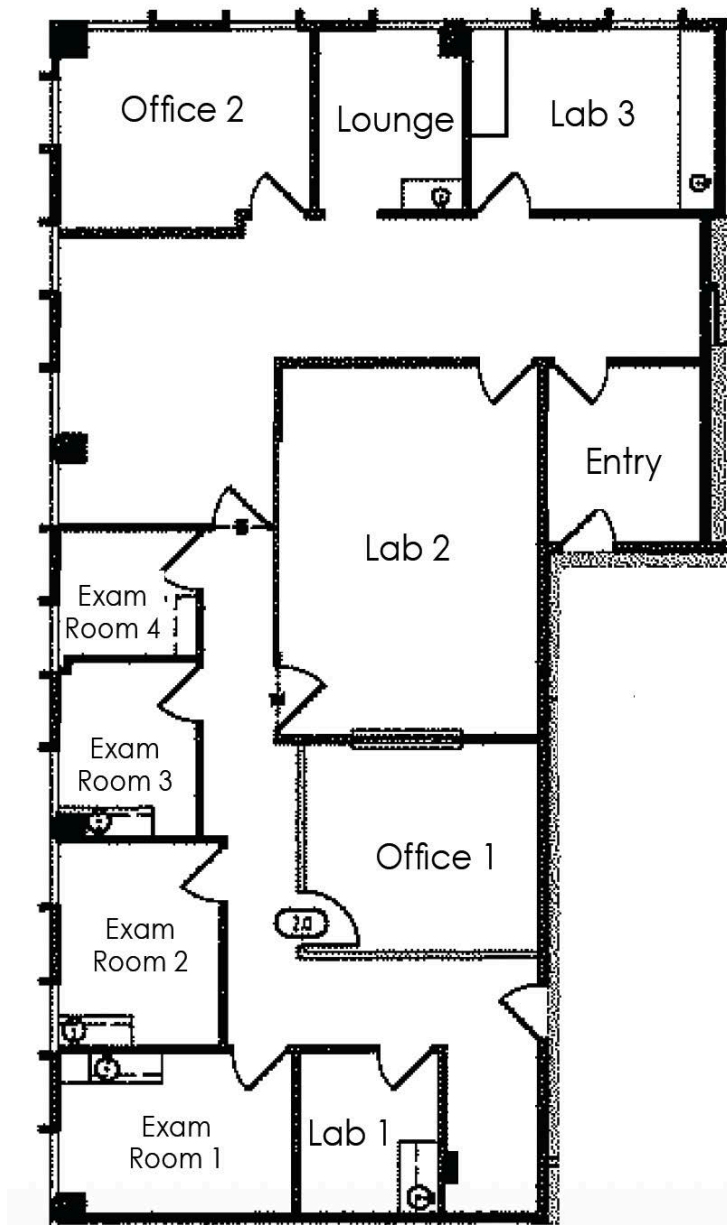


SUITE 218: ±1,091 RSF

- In suite restroom
- Second generation medical suite
- Reception/File area
- Two (2) exam rooms with sinks
- One (1) doctor's office



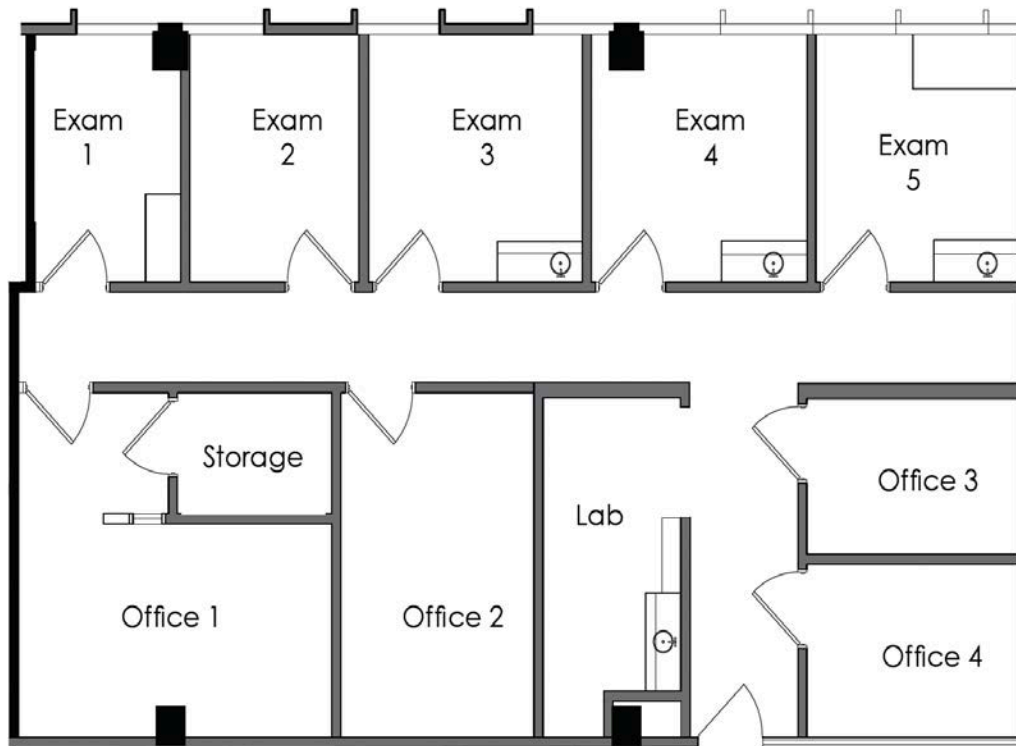
SUITE 408/410: ±2,520 RSF



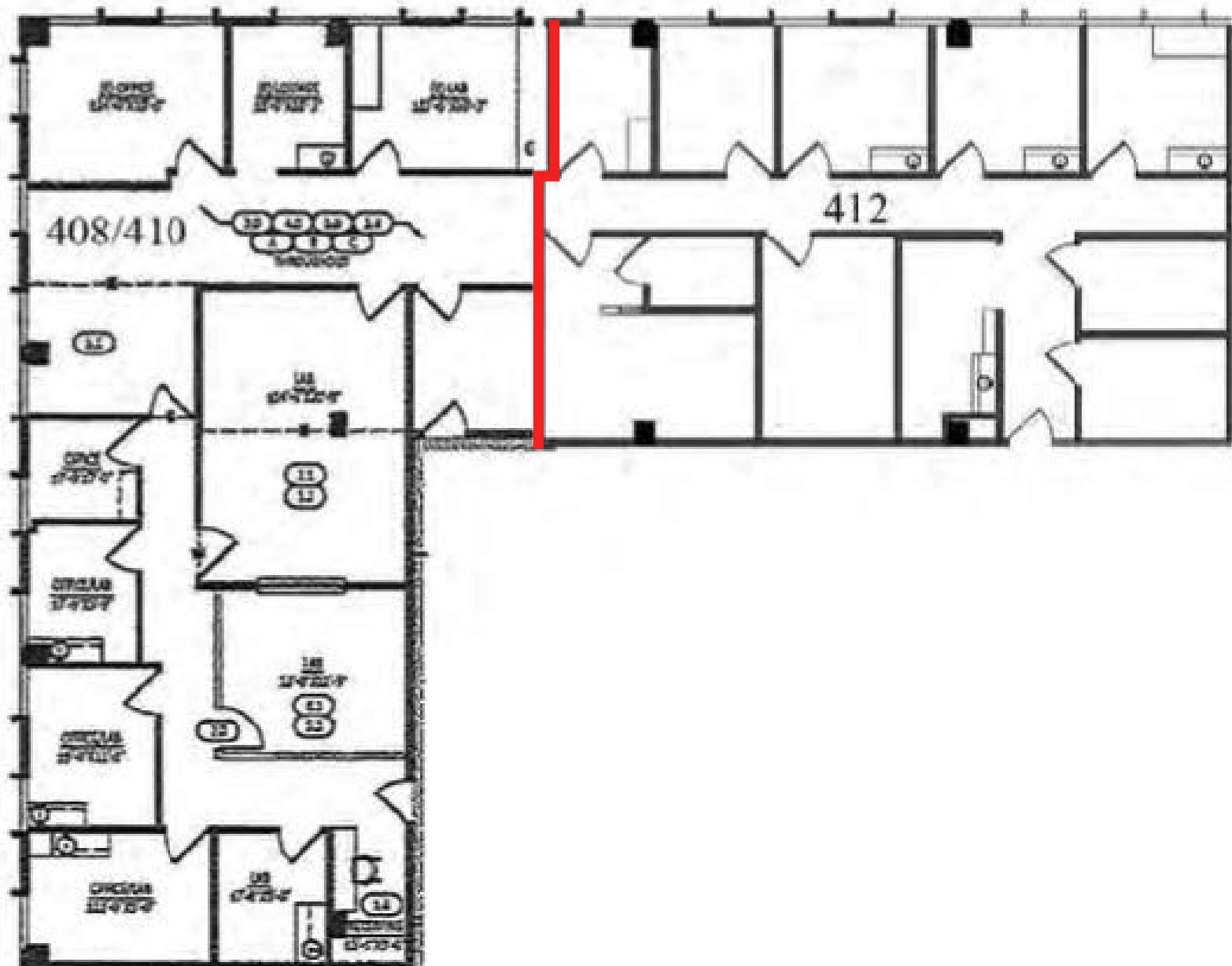
- Two (2) offices
- Four (4) exam rooms
- Three (3) lab areas
- Lounge

SUITE 412: ±1,610 RSF

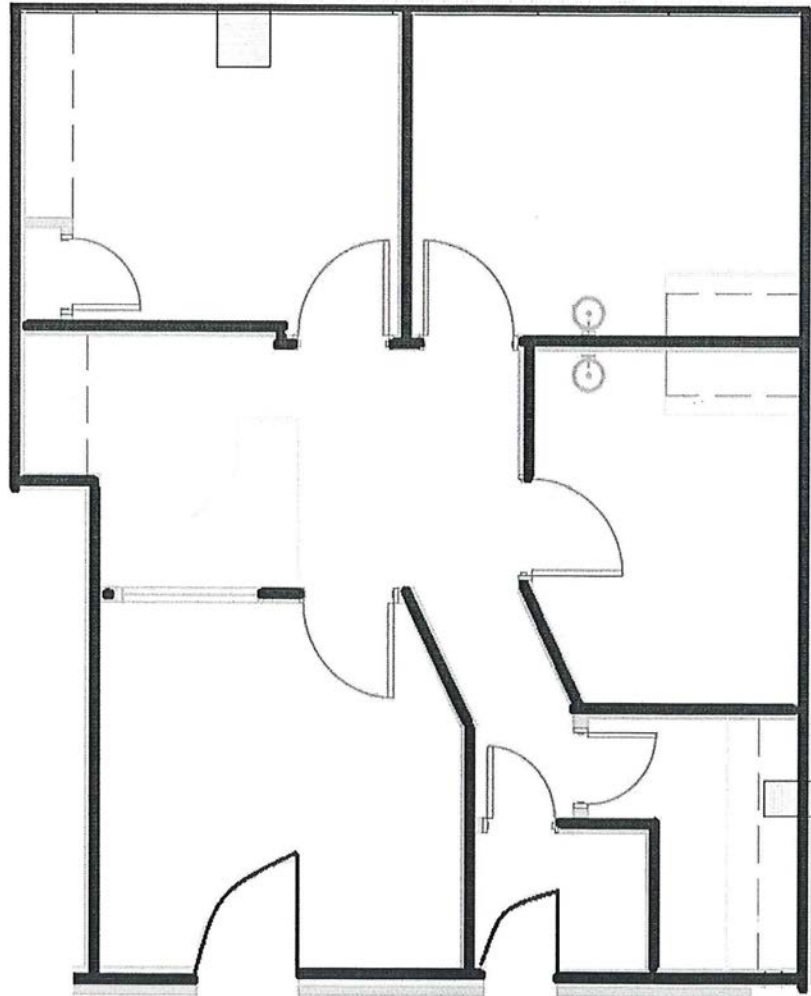
- Four (4) offices
- Five (5) exam rooms
- Lab
- Storage



SUITE 408, 410, & 412: $\pm 4,086$ Contiguous RSF

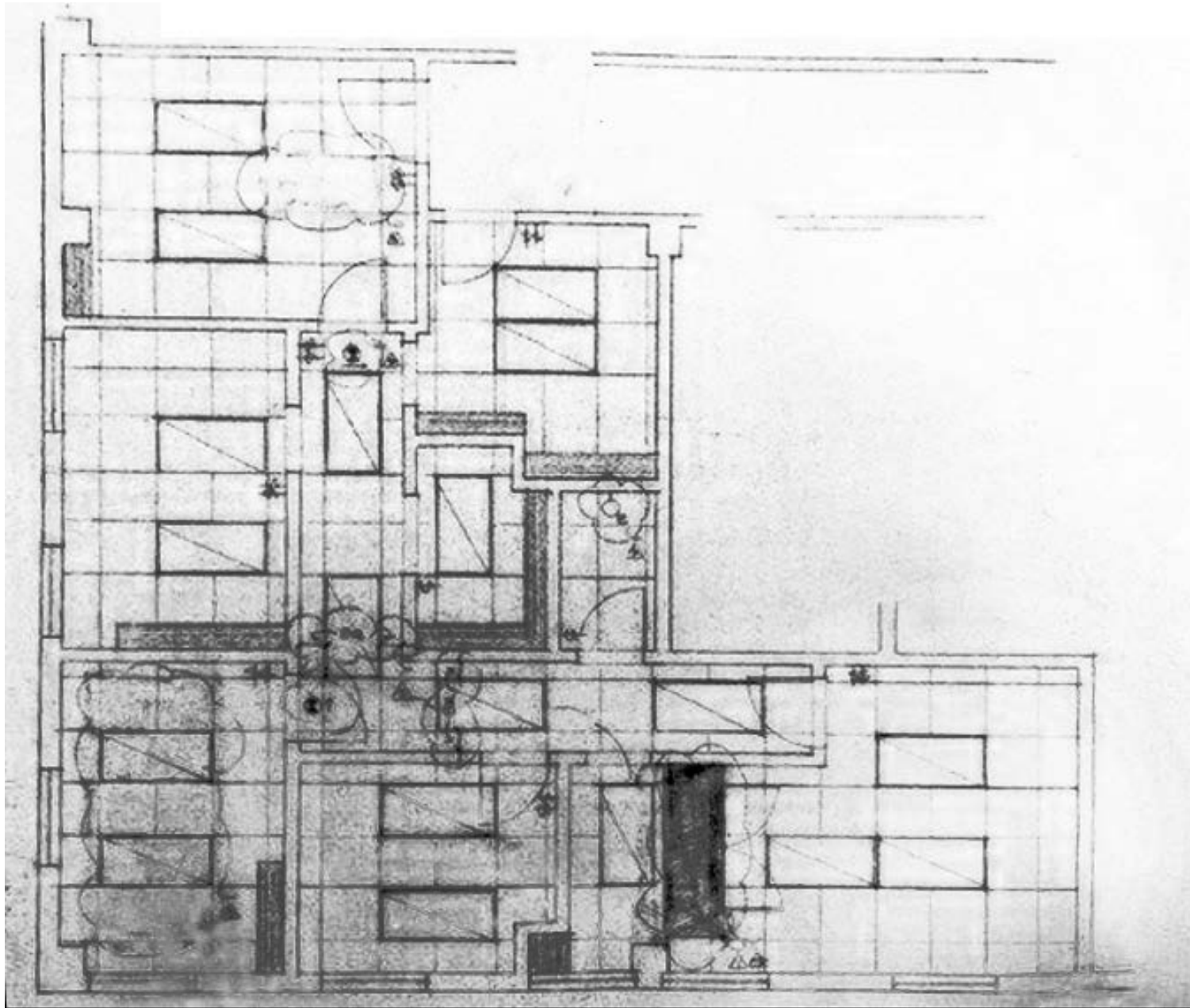


SUITE 508: ±732 RSF



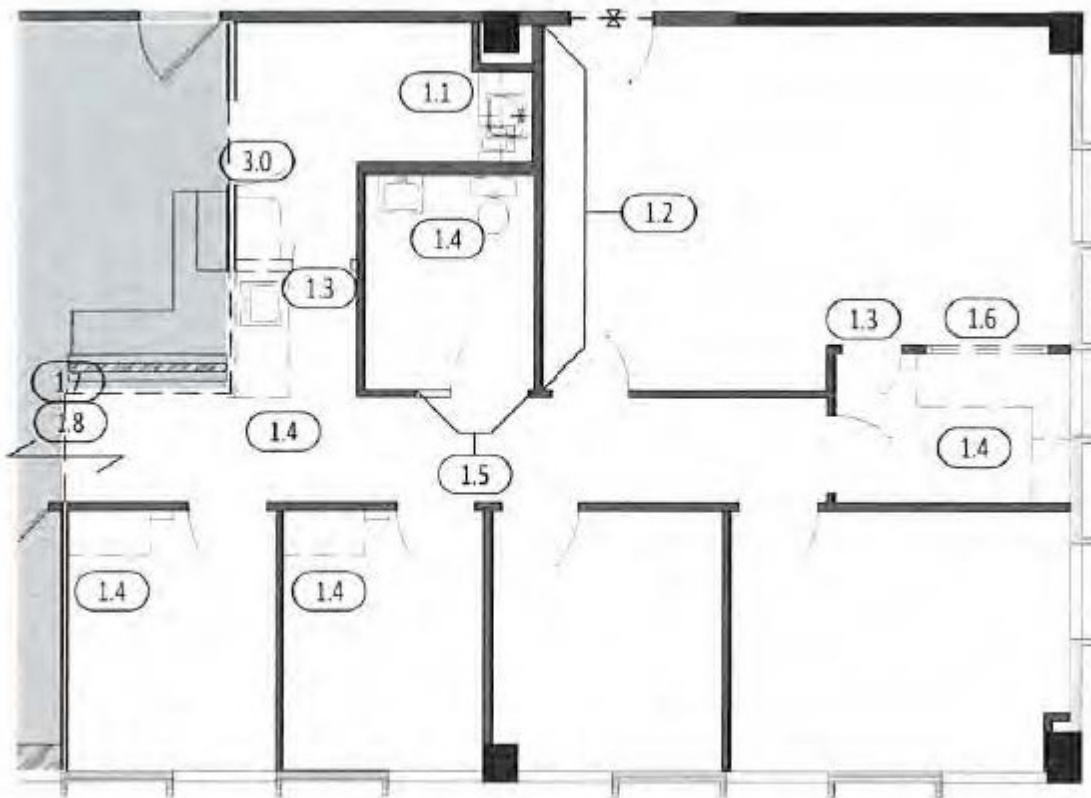
- Three exam rooms
- Reception
- Storage
- Double entrance

SUITE 512: ±1,445 RSF



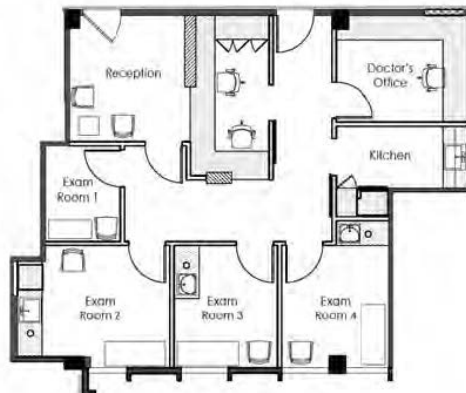
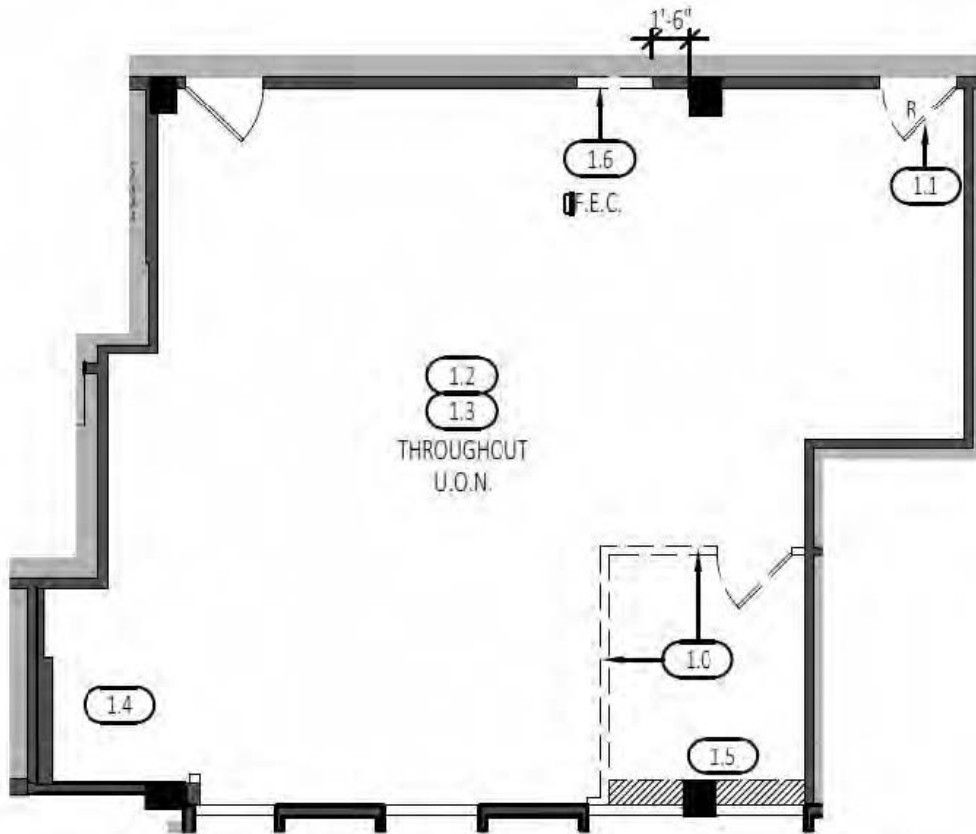
SUITE 522: ±1,323 RSF

- 2nd generation space in good condition
- Reception
- Kitchen
- Four (4) exam rooms
- One (1) doctor's office



SUITE 524: $\pm 1,113$ RSF

- Available now shell condition



HYPOTHETICAL FLOOR PLAN



AERIAL



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